023.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,200 / 933,200
					USE VALUE:	933,200 / 933,200
					ASSESSED:	933,200 / 933,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELIEVE PROPERTIES LLC	
Owner 2:		
Owner 3:		
Street 1:	2 HICKORY RIDGE DRIVE	
Street 2:		
Twn/City:	PLAISTOW	
St/Prov:	NH Cntry	Own Occ: N
Postal:	03865	Type:

PREVIOUS OWNER

Owner 1:	SANTOSUOSSO BENNY J & RUTH -
Owner 2:	-
Street 1:	2 HICKORY RIDGE DRIVE
Twn/City:	PLAISTOW
St/Prov:	NH Cntry
Postal:	03865

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1880, having primarily Vinyl Exterior and 1812 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5375.000	468,200		465,000	933,200
Total Card	0.123	468,200		465,000	933,200
Total Parcel	0.123	468,200		465,000	933,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.01 | /Parcel: 515.01

Legal Description

User Acct 15085

GIS Ref

GIS Ref

Insp Date 07/21/17

Entered Lot Size

Total Land:

Land Unit Type:

!1894!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	468,200	0	5,375.	465,000	933,200		Year end	12/23/2021
2021	104	FV	447,100	0	5,375.	465,000	912,100		Year End Roll	12/10/2020
2020	104	FV	447,000	0	5,375.	465,000	912,000	912,000	Year End Roll	12/18/2019
2019	104	FV	337,600	0	5,375.	494,100	831,700	831,700	Year End Roll	1/3/2019
2018	104	FV	337,600	0	5,375.	360,400	698,000	698,000	Year End Roll	12/20/2017
2017	104	FV	278,600	0	5,375.	313,900	592,500	592,500	Year End Roll	1/3/2017
2016	104	FV	278,600	0	5,375.	267,400	546,000	546,000	Year End	1/4/2016
2015	104	FV	248,200	0	5,375.	261,600	509,800	509,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:45:25

LAST REV

Date	Time
04/11/18	13:37:27
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1894

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTOSUOSSO BEN	70717-552		3/9/2018	Convenience	99	No	No		
	13578-465		11/1/1978		48,900	No	No		Y

USER DEFINED

Prior Id # 1:	15085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2003	936	Siding	14,000					VINYL SIDING
5/28/2003	393	Porch	2,500					REPL FRT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
7/8/2005	Permit Visit	BR	B Rossignol
3/10/2004	External Ins	BR	B Rossignol
10/24/2000	Hearing N/C	201	PATRIOT
5/13/2000	Inspected	270	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA:	0.12339	Total SF/SM:	5375	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	465,002	Spl Credit		Total:	465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.29338229
Const Adj.:	1.01707423
Adj $ / SQ:	236.784
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	575208
Depreciation:	106989
Depreciated Total:	468219

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

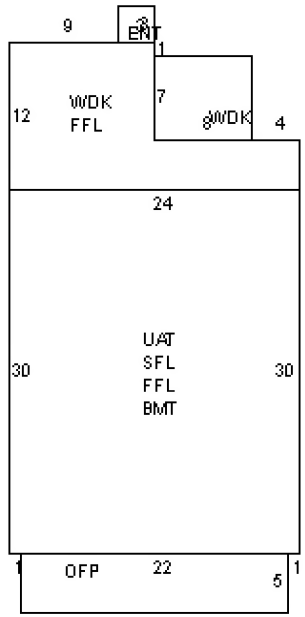
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	3	1	
Totals			
2	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	236.78
Special Features:	0	Val/Su Net:	161.50
Final Total:	468200	Val/Su SzAd	286.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	236.780	215,947
BMT	Basement	720	71.040	51,145
SFL	Second Floor	720	236.780	170,484
WDK	Deck	248	10.200	2,530
UAT	Upper Attic	180	165.750	29,835
OFP	Open Porch	110	32.040	3,524
ENT	ENTRY	9	26.850	242
	Net Sketched Area:	2,899	Total:	473,707
Size Ad	1632	Gross Area	3439	FinArea 1812

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	PR	1970	0.00	T	62.7	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

023.0-0003-0008.0

IMAGE

AssessPro Patriot Properties, Inc